



**August 16, 2001 Actions of the Planning Commission  
(For more specific information, call 862-7190)**

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*August 16, 2001*  
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- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**  
**Action: *Approved (8-0)***
- III. APPROVAL OF JULY 19, 2001 AND AUGUST 2, 2001 MINUTES**  
**Action: *Approved (8-0)***
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ANNOUNCEMENT OF DEFERRED ITEMS**  
**Action: *Approved (8-0)***
- VI. PUBLIC HEARING: CONSENT AGENDA**  
**Action: *Approved (8-0)***
- VII. PUBLIC HEARING**  
**REDISTRICTING**
  - 1. 2000 Metro Council and School Board Redistricting Plans**  
**Action: *Approved Options B, C, D and E (8-0)***

## **ZONING MAP AMENDMENTS**

- 2. 2001Z-002T**  
**Accessory Dwellings**  
Council Bill No. BL2001-746

A council bill to add provisions and standards for accessory dwelling units in certain residential districts within the Urban Zoning Overlay District by amending Section 17.04.060 (Definitions of General Terms), paragraph B, to permit the construction and use of accessory dwellings that are attached, semi-attached, or detached from the principal dwelling on a lot, under defined circumstances, requested by Planning Department staff and sponsored by Councilmember Howard Gentry.

**Action: Approved with conditions as amended (8-0)**

- 3. 2001Z-004T**  
**Veterinary Clinics**  
Council Bill No. BL2001-744

A council bill to modify the building bulk standards for Veterinary Clinics and to clarify the conditions for a boarding kennel accessory to a clinic by amending Section 17.16.060 (Medical Uses), requested by Planning Department staff and sponsored by Councilmember Vic Lineweaver.

**Action: Approved with conditions as amended (8-0)**

- 4. 2001Z-008T**  
**Landscape, Tree, and**  
**Buffering Requirements**  
Council Bill No. BL2001-750

A council bill to amend Chapter 17.24 of the Zoning Ordinance relative to landscaping, buffering, and tree replacement requirements, requested by the Metro Tree Advisory Committee and sponsored by Councilmember Jim Shulman.

**Action: Approved with conditions as amended (8-0)**

5. **2001Z-009T**  
**Zoning Permit**

A request to amend Section 17.40.520 of the Zoning Ordinance by requiring any individuals or entities seeking to construct or alter any structure or initiating a change in a property's use must file an application for a zoning permit with the Codes Department, requested by the Metropolitan Legal Department.

**Action: Approved (8-0)**

6. **2001Z-010T**  
**Enforcement of Zoning Permit**

A request to amend Section 17.40.600 of the Zoning Ordinance by authorizing the Zoning Administrator to act immediately regarding violations of Title 17 of the Metropolitan Code which concern the public health, safety, and welfare of the citizens of Davidson County, Tennessee and to notify the landowner or the operator as to violations of Title 17 of the Code, requested by the Metropolitan Legal Department.

**Action: Approved (8-0)**

7. **2001Z-057G-13**  
Council Bill No. BL2001-803  
Map 109, Parcel 7  
Subarea 13 (1996)  
District 13 (Derryberry)

A council bill to rezone from R8 district to RM15 district property at 3535 Bell Road, approximately 925 feet north of Elm Hill Pike (4.87 acres), requested by Terry E. Keup et ux, appellants/owners. **(Deferred indefinitely from the meeting of 6/27/01).**

**Action: Disapproved (7-0)**

8. **2001Z-072G-02**  
Council Bill No. BL2001-800  
Map 41, Part of Parcel 76 (15.65 acres)  
Subarea 2 (1995)  
District 3 (Nollner)

A council bill to rezone from RS20 district to AR2a district a portion of property at 3711 Dickerson Pike at the western terminus of Tuckahoe Drive (15.65 acres), requested by Sector South Services, for Harold Reasonover, Shirley Boyd, and Judy King, owners.

**Action: Disapproved (7-0)**

9. **2001Z-078U-10**  
Map 92-16, Parcels 271-275  
Subarea 10 (1994)  
District 19 (Wallace)

A request to change from ORI to MUI district properties at 1912, 1914, 1916, and 1918 Adelia Street, and Chet Atkins Place (unnumbered), at the intersection of Chet Atkins Place and 20th Avenue South (0.73 acres), requested by Laurence M. Papel, appellant/owner.

**Action: Deferred Indefinitely (8-0)**

10. **2001Z-086U-07**  
Map 91-14, Parcel 48  
Subarea 7 (2000)  
District 22 (Hand)

A request to change from R8 district to CS district property at 5620 O'Brien Avenue, west of Midland Avenue (0.17 acres), requested by Thomas Neely for Ruby Neely, owner.

**Action: Disapproved (7-0)**

- 11. 2001Z-088U-11**  
Map 105-6, Parcels 251 and 328  
Map 105-7, Parcels 66, 68-70, 72, and 77-80  
Subarea 11 (1999)  
District 19 (Wallace)

A request to change from IR and IWD districts to IG district 11 properties at 706 Merritt Avenue and 500, 508, 510, 512-517, and 519 Hagan Street (2.35 acres), requested by Allen Dawson for B and A Truck Sales and Service, Inc., owner.

**Action: Disapproved (7-0)**

- 12. 2000P-002G-06**  
Council Bill No. BL2001-802  
Bellevue Market Place  
Map 142, Parcels 38, 39 and 42  
Subarea 6 (1996)  
District 35 (Lineweaver)

A council bill to amend the preliminary plan of the Planned Unit Development District located abutting the northeast corner of Bellevue Road and Old Harding Road (7.2 acres), classified within the CL district to permit the development of a 49,950 square foot retail building, replacing an undeveloped 10,100 square foot restaurant and patio, a 5,600 square foot convenience market and a 7,475 square foot restaurant, requested by Bill Forte of Barge, Cauthen and Associates, appellant, for Martha Richardson, owner.

**Action: Disapproved (7-0)**

## **VIII. FINAL PLAT SUBDIVISIONS**

- 13. 2000S-264G-14**  
Andrew Jackson Business Park, Phase 1,  
Resubdivision of Lots 12-14 and Lot 1  
Map 64-15, Parcel 13  
Subarea 14 (1996)  
District 11 (Brown)

A request for preliminary plat and final plat approval for 12 lots abutting the western terminus of Jackson Meadows Drive, approximately 750 feet west of Andrew Jackson Parkway (8.65 acres), classified within the CS District, requested by Ben Doubleday, owner/developer, Dale and Associates, surveyor.

**Action: Approved with conditions, subject to a bond for extension of roads, sidewalks, and public utilities (8-0)**

- 14. 2001S-150G-14**  
Hermitage Commercial Center  
Map 75, Parcels 15 and 100  
Subarea 14 (1996)  
District 14 (Stanley)

A request for final plat approval to subdivide two parcels into two lots abutting the northeast corner of Lebanon Pike and the CSX Railroad (2.79 acres), classified within the CS District, requested by Joe Sam Hurt, Sr., owner/developer, Littlejohn Engineering Associates, surveyor.

**Action: *Approved with variance for sidewalks and subject to demolition bond and landscape buffer yard added to plat prior to recordation (7-0)***

- 15. 2001S-225U-13**  
Hamilton Hills Funeral Home  
Map 150, Parcel 116  
Subarea 13 (1996)  
District 29 (Holloway)

A request for final plat approval to record one parcel into two lots abutting the east margin of Murfreesboro Pike, approximately 432 feet southeast of Hamilton Church Road (5.5 acres), classified within the CS district, requested by Hamilton Hills Funeral Home, LLC, owner/developer, Dale and Associates, Inc., surveyor.

**Action: *Deferred indefinitely (8-0)***

- 16. 2001S-235U-05**  
Underwoods Hart Lane Subdivision  
Map 60-12, Parcel 111  
Subarea 5 (1994)  
District 4 (Majors)

A request for final plat approval to subdivide one parcel into two lots abutting the southwest corner of Hart Lane and Jones Avenue (.67 acres), classified within the RS10 District, requested by Christy L. and Gregory W. Underwood, owners/developers, Ragan-Smith Associates, Inc., surveyor.

**Action: *Approved with variance for sidewalks, and an easement adjustment shown on plat prior to recordation (7-0)***

- 17. 2001S-237U-07**  
Charlotte Park, Block 34, 2<sup>nd</sup> extension  
of part of closed street  
Map 92-13, Parcel 259  
Subarea 7 (2000)  
District 24 (Summers)

A request for final plat approval to subdivide one lot and part of a street into three lots abutting the east margin of 38th Avenue North, opposite Dakota Avenue (.50 acres), classified within the RS5 District, requested by Gerard F. Vinett, Jr., owner/developer, John Kohl and Company, surveyor.

**Action: *Deferred indefinitely (8-0)***

**IX. PLANNED UNIT DEVELOPMENTS (revisions)**

- 18. 134-84-G-06**  
Devon Hills  
Map 142, Parcel 108  
Subarea 6 (1996)  
District 35 (Lineweaver)

A request to revise a portion of the preliminary plan and for final approval for a portion of the Residential PUD District located abutting the east margin of Hicks Road, west of Old Hickory Boulevard, (32.01 acres), classified within the RS20 district, to permit the development of 3 single-family lots, where 3 single-family lots were approved, requested by Land Design, for Bill Kantz, owner.

**Action: *Approved with conditions and variance for sidewalks (7-0)***

- 19. 188-84-G-12**  
Century City South  
Map 182, Parcels 46 and 99 and Part of Parcels 45 and 98  
Subarea 12 (1997)  
District 31 (Knoch)

A request to revise a portion of the preliminary plan and for final approval for a phase of the Commercial and Residential Planned Unit Development Districts located abutting the west margin of Old Hickory Boulevard, southwest of Interstate 24, (24.6 acres being revised), classified within the CS, R8, and R20 districts, to permit the addition of 54,200 square feet for two new restaurants, a gas/convenience market and a 43,000 square foot, 93 room hotel to the approved plan containing 1,048,000 square feet of retail, restaurant, hotel, office and 1,974 residential units, requested by Barge, Waggoner, Sumner and Cannon, for B. F. Enterprises, Inc., owner. **(Deferred at the meeting of 7/19/01)**

**Action: *Approved with conditions (8-0)***

- 20.**                               **75-87-P-01**  
River Glen Subdivision  
Map 52, Parcel 2  
Subarea 14 (1996)  
District 15 (Loring)

A request for final approval for a phase of the Residential Planned Unit Development District located abutting the west margin of Lock Two Road and the eastern terminus of Penn Meade Way, (11.26 acres), classified within the RS10 district, to permit the development of 60 single-family lots, requested by Civil Site Design Group, for Julius Doochin, owner.

**Action:** *Approved with conditions (8-0)*

**X.     MANDATORY REFERRALS**

- 21.**                               **2001M-071U-04**  
Council Bill No. BL2001-784  
Brush Hill Road Property Sale  
Map 61-4, Parcel 42  
Subarea 5 (1994)  
District 8 (Hart)

A council bill to sell a portion of a remnant parcel containing .11 acres of land located at Brush Hill Road (unnumbered), adjacent to Briley Parkway to the State of Tennessee Department of Transportation, classified within the RS20 district, requested by the Public Property Administrator.

**Action:** *Approved (8-0)*

- 22.**                               **2001M-072U-04**  
Chadwell Drive Property Sale  
Map 51, Parcel 5  
Subarea 4 (1998)  
District 3 (Nollner)

A request to sell a portion of a remnant parcel containing .72 acres of land at Chadwell Drive (unnumbered), adjacent to I-65 to the State of Tennessee Department of Transportation, classified within the RS20 district, requested by the Public Property Administrator.

**Action:** *Approved (8-0)*



- 23. 2001M-073U-05**  
Council Bill No. BL2001-783  
Tanglewood Drive Property Sale  
Map 61-4, Parcel 25.02  
Subarea 5 (1994)  
District 8 (Hart)

A council bill to sell a remnant parcel containing .16 acres of land at Tanglewood Court (unnumbered), adjacent to Briley Parkway to the State of Tennessee Department of Transportation, classified within the RS20 district, requested by the Public Property Administrator.

**Action: Approved (8-0)**

- 24. 2001M-074U-13**  
Currey Road Bridge and Approach  
Map 120, Parcel 23  
Map 120-9, Parcels 51 and 52  
Subarea 13 (1996)  
District 13 (Derryberry)

A request to acquire a 20 foot easement for a sewer line extension and manhole relocation for the Currey Road Bridge and Approach project (Project Nos. 01-SG-87 and 01-WG-81), requested by Metro Water Services.

**Action: Approved (8-0)**

- 25. 2001M-080U-09**  
Aerial Encroachment for The Stage at 412 Broadway  
Map 93-6-3, Parcel 78  
Subarea 9 (1997)  
District 19 (Wallace)

A request is to encroach with a sign at 412 Broadway ("The Stage") 14' above the public sidewalk and measuring 12'0" in length, 2'2" in width, and 28'2" in total height above the sidewalk, requested by Robert J. Joslin of Joslin & Son Signs for Marianne W. Bingham, owner.

**Action: Disapproved 12'0" encroachment and approved 10'1" encroachment (7-0)**

## **XI. OTHER BUSINESS**

- 26.** Legislative update

## **XII. ADJOURNMENT**